

QUITCLAIM DEED WITH COVENANT

022031

TRANSFER
TAX
PAID

61-80

KNOW ALL PERSONS BY THESE PRESENTS, THAT ARLYNE R. SACKS of Auburn, County of Androscoggin, and State of Maine, and ROBERT A. ROSENTHAL, of Freeport, County of Cumberland, and State of Maine, for consideration paid, GRANTS to OM MINOT ASSOCIATES, L.L.C., an Ohio limited liability company, of Akron, State of Ohio, whose mailing address is 1765 Merriman Road, Akron, Ohio 44313, with quitclaim covenants, the land in Waterville, County of Kennebec, State of Maine, described as follows:

SEE ATTACHED EXHIBIT A.

WITNESS my hand and seal this 25th day of the month of August, 2000.

Signed, Sealed and Delivered
in the Presence of

Regan M. Horney

Arlyne R. Sacks
Arlyne R. Sacks

STATE OF MAINE

Kennebec, ss.

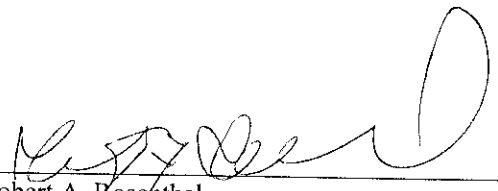
8/25, 2000

Then personally appeared the above named Arlyne R. Sacks, and acknowledged the foregoing instrument to be her free act and deed. Before me,

Regan M. Horney
Notary Public/Attorney at Law

Regan M. Horney
Typed or Printed Name

Arlyne R. Sacks 3

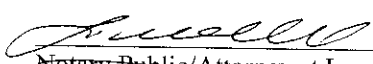

Robert A. Rosenthal

61-80

STATE OF MAINE

Cum gratia, ss.8/25/00, 2000

Then personally appeared the above named Robert A. Rosenthal, and
acknowledged the foregoing instrument to be his free act and deed. Before me,


~~Notary Public~~/Attorney at Law

Linda C. Russell

Typed or Printed Name

EXHIBIT A

61-80

A certain lot or parcel of land, together with the buildings thereon, situated on the easterly side of the Quarry Road, in Waterville, in the County of Kennebec and State of Maine, lying between the Roland Ware property on the north, the Flood Estate on the south, land of Robert Rosenthal, and Arlyne R. Sacks on the east and the Quarry Road on the west, more particularly described as follows:

Commencing at the southwesterly corner of land conveyed to Robert Rosenthal and Arlyne R. Sacks by Lewis J. Rosenthal by deeds dated December 28, 1961 and recorded in the Kennebec County Registry of Deeds in Book 1249, Page 448, and February 8, 1962 and recorded in the Kennebec County Registry of Deeds in Book 1263, Page 26; thence northerly along the westerly line described in said deeds as aforesaid to the southerly line of land now or formerly of Roland Ware; thence in a westerly direction along the said southerly line of the said Ware to its intersection with the right of way of Interstate Route 95; thence west, southwest, south and west, along the said right of way of Interstate Route 95, to the easterly line of the Quarry Road, so-called; thence south along the easterly line of the Quarry Road to an iron pin set in the ground at the northwesterly corner of land now or formerly of the Flood Estate; thence in a northeasterly direction along the northerly line of the said Flood Estate to the point of beginning.

Excepting the following outconveyances: *Lewis J. Rosenthal to Evelyn F. Rosenthal dated May 28, 1965, recorded in the Kennebec County Registry of Deeds in Book 1378, Page 389; Foresite, Inc. to Howard Sachs dated December 4, 1972, recorded in the Kennebec County Registry of Deeds in Book 1610, Page 83 (corrected by deed to Howard Sachs dated August 29, 1973, recorded in Book 1688, Page 80); Foresite, Inc. to Howard Sachs dated July 14, 1976, recorded in the Kennebec County Registry of Deeds in Book 1927, Page 38; and Lewis J. Rosenthal, Evelyn F. Rosenthal and Foresite, Inc. to Mid-Maine Medical Center dated March 9, 1981, recorded in the Kennebec County Registry of Deeds in Book 2401, Page 167.*

RECEIVED KENNEBEC SS.

2000 AUG 28 PM 1:01

ATTEST: *Harmon R. Mearns*
REGISTER OF DEEDS